

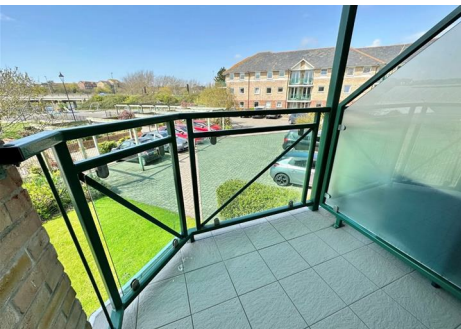


Instinct Guides You



Commercial Road, Weymouth Offers Over £180,000

- No Onward Chain
- One Bedroom Retirement Apartment
- Communal Gardens
- Close To Amenities
- Well Presented
- Westerly Balcony
- First Floor With Lift Access
- Spacious Lounge/Diner
- Level Walk To Town
- Communal Lounge



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Offered with NO ONWARD CHAIN is this ONE DOUBLE BEDROOM purpose built apartment with BALCONY & VIEWS towards the Swannery, situated in the highly sought after GATED Retirement Development of SWANNERY COURT, located close to the Town Centre, Marina and a wide range of AMENITIES.

Stepping inside the property a small hallway allows access around the apartment. On the right hand side there is a generous storage cupboard with a further, smaller cupboard found opposite. The bathroom has been finished to a modern standard and features decorative tiles with a shower cubicle and floating wash hand basin giving the bathroom a contemporary feel.

The bedroom is a generous double room and benefits a range of built in furniture and a westerly facing window creates a bright inviting space. The lounge diner found adjacent is plenty large enough for a range of furniture and double doors open onto a balcony overlooking the communal gardens and surrounding landscape creating a wonderful sense of space.

The kitchen has a range of modern fitted units and includes an integral and high spec hob and oven set at the convenience height and space for a washing machine, the window looks towards to communal gardens for Swannery Court.

Swannery Court is a retirement complex situated on the edge of Weymouth Town Centre, approximately a five minute level stroll to Weymouth's Award Winning Beach. The development, with LIFT to ALL FLOORS, comprises 70 flats ranging from 1 to 2 bedrooms, each designed with ease of mobility, ample storage and generous living space and bedrooms. A resident manager is on site five days per week, with further access to a Careline alarm system 24/7.

Communal facilities include an inviting lounge with seating, balcony and kitchenette, laundry room and gardens. Regular social activities can be partaken including Bingo, film evenings, musicals, lunches, dominoes, bowling, coffee mornings, keep fit, and quiz nights.



Room Dimensions

Lounge/Diner 23'11" max x 10'9" max (7.30 max x 3.28 max)

Bedroom 17'0" max x 9'0" max (5.20 max x 2.75 max)

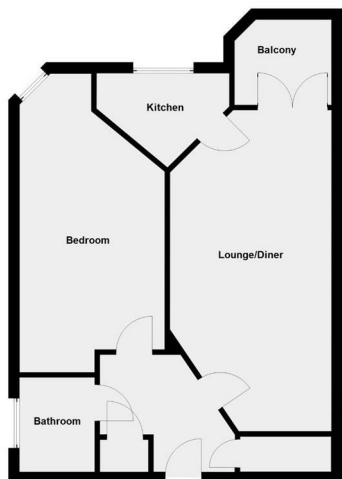
Bathroom 6'10" x 5'5" (2.10 x 1.67)

Balcony 6'3" max x 5'10" max (1.93 max x 1.78 max)

Lease & Maintenance Information

The vendor informs us the lease has 104 years remaining, the service charge is approximately £1,100 per 6 months, the ground rent is £350 p/a, both reviewed yearly, there is an age restriction of 55 year and over, lettings are permitted however holiday lettings and pets are not.

We recommend these details are checked by a solicitor before incurring costs.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.